

ABERDEENSHIRE COUNCIL

GARIOCH AREA COMMITTEE ON 24 AUGUST 2021

ALL ATTENDANCE BY SKYPE

(THE RECORDING WAS STREAMED LIVE, AND A RECORDING OF THE PUBLIC SECTION OF THE MEETING IS AVAILABLE TO GENERAL PUBLIC)

Present: Councillors D Lonchay (Chair), D Aitchison, N Baillie, L Berry, M Ewenson, M Ford, V Harper, D Keating, R McKail, A McKelvie, G Reid, H Smith, I Walker, and J Whyte.

Apology: Councillor Leslie

Officers: A Overton (Garioch Area Manager), J Joss (Senior Solicitor), B Strachan (Senior Planner), B Strachan, (Roads & Landscape Services Manager), P MacCallum (Roads Development Manager), A Millar (Senior Roads Engineer), J Stewart (Strategy Development Officer), C Menzies (Strategy Team Leader), T Noles (Service Development Officer), E Wood (Policy Officer) and A Cumming (Area Committee Officer)

The Chair welcomed Councillor Keating to the meeting. Councillor Keating was elected at the by-election on 17 June 2021.

1. DECLARATION OF MEMBERS' INTERESTS

In accordance with the Councillors' Code of Conduct, no interests were declared.

Councillor Ford intimated that he had previously declared an interest when applications involving the agent for item 5A had been brought before Committee on the ground that he had had a customer/business relationship with this party. He confirmed that this had ceased some years ago and he would no longer be declaring an interest in this regard.

2. RESOLUTIONS

2A. EQUALITIES

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

1. to have due regard to the need to:-
 - (a) eliminate discrimination, harassment, and victimisation;
 - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and

- (c) foster good relations between those who share a protected characteristic and persons who do not share it; and
- 2. where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

2B. EXEMPT ITEM

The Committee **agreed** that, under Sections 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting for Item 11 on account of the likely disclosure of exempt information of the class described in the relevant Paragraphs of Part 1 of Schedule 7A of the Act.

| Item No. | Paragraph No. |
|-----------------|----------------------|
| 11 | 8 |

3. MINUTE OF MEETING OF 22 JUNE 2021

In accordance with Standing Order 7.1.1, the Committee **agreed** that the Minute of 22 June 2021 was a correct record of proceedings.

4. STATEMENT OF OUTSTANDING BUSINESS

A report by the Director of Education and Children's Services had been circulated presenting the outstanding business for Garioch Area Committee as at 24 August 2021.

The Committee **agreed** to:-

- 1. note the updates provided in relation to the current outstanding business; and
- 2. discharge items 3 (Kintore Station) and 5 (Gypsy Traveller Halting Site) from the Statement of Outstanding Business

5. PLANNING APPLICATIONS FOR DETERMINATION

The following applications were considered along with valid representations received and were dealt with as recorded in **Appendix A** to this Minute.

| | | | |
|----|---------------|---|-------|
| A. | APP/2021/0755 | Conversion of existing bothy to form new dwellinghouse and associated garage at The Bothy, Tillyshogle, Echt, Westhill | Grant |
| B. | APP/2021/1009 | Erection of building for use as restaurant (Class 3) and hot food takeaway (Sui Generis) and installation of electric vehicle charging bays at Unit 3C, Westpark Drive, Blackburn | Grant |

6. KINTORE: SCHOOL ROAD TRAFFIC CALMING AND NORTHERN ROAD WAITING RESTRICTIONS

A report from the Director of Infrastructure Services had been circulated seeking permission to commence the statutory procedures required for both the proposed traffic calming measures on School Road Kintore and to make 'The Aberdeenshire Council (Northern Road, Kintore) (Waiting Restrictions) Order, 2021'.

Officers confirmed that the report related to two separate projects. One to deal with visibility issues at accesses on Northern Road and one to introduce traffic calming measures on School Road.

Members were content with the proposals for Northern Road and agreed that the required procedures to facilitate these be commenced. However, there were a number of concerns raised about the proposals for School Road. Some Members were concerned by the location of the proposed speed tables and the potential for vehicles to speed up again before reaching the crossing. It was noted that Officers and consultees largely felt that the measures were unnecessary and that although the intent was to create a safer environment, it may compromise safety in other locations if drivers chose another less appropriate route to avoid the traffic calming. Officers confirmed that driver behaviour was a challenge and explained that the positioning of the speed tables was to take into account access to driveways.

Members were generally in agreement that some measures were required to deal with the speeding issues on School Road near the school, but they were not convinced that the proposals put forward would have the desired effect. They were keen to further investigate other proposals including potential for the speed tables to be located nearer the crossing and the potential for the inclusion of speed cushions in addition to speed tables, to reduce the potential for drivers speeding up again before the crossing. They also requested that further consideration be given to the option of raising the crossing. They asked that Officers consider these traffic calming measures and any other appropriate options and report back to the meeting on 5 October 2021.

The Committee **agreed** to:-

1. authorise the commencement of the statutory procedures for The Aberdeenshire Council (Northern Road, Kintore) (Waiting Restrictions) Order, 2021;
2. agree in principle for the Head of Legal and People to make and implement the Aberdeenshire Council (Northern Road, Kintore) (Waiting Restrictions) Order, 2021, in the event that no valid objections are received or if any are received they are resolved and withdrawn;
3. note the submission of a further report to Committee in the event that, for the traffic order element, any valid objections received are not resolved and not withdrawn, or the proposals are amended following consideration of valid objections; and
4. request that a report be brought back to the meeting on 5 October 2021, detailing the outcome of further examination by Officers of any other options

available for School Road including the movement of the speed tables closer to the crossing, the additional use of speed cushions or other traffic calming measures and the raising of the crossing.

7. KEMNAY TO KINTORE/INVERURIE ACTIVE TRAVEL ROUTE OPTIONS – 2021/22

A report from the Director of Infrastructure Services had been circulated to outline updates on the progress of a strategic walking and cycling route between Kemnay and Inverurie/Kintore following a consultancy report.

Officers indicated some inaccuracies that had been identified within the feasibility study relating to the population figures, the opening of Kintore Railway Station and the change to the new Community Campus in Inverurie. They indicated that the relevant corrections would be made. Officers explained that the options identified had each been assessed and scored and that option 3 for Kintore to Kemnay and option 6 for Inverurie to Kemnay were identified as the preferred options, but that all options were considered appropriate to go out to public consultation.

Members stressed the need for children to be involved in the consultation process, particularly those who would be the ones using these routes in the future. It was noted that little mention had been made about Blackburn in the information provided, but that this should also be a focus for consultation. Members noted the benefit of establishing these routes for transportation reasons, but also raised the need for them to be compatible for leisure pursuits.

Members welcomed progress made regarding the 2 potential active travel routes between Kintore and Kemnay and Inverurie and Kemnay and stressed that, given the shift towards active travel and a need to combat climate change, these types of projects were more likely to attract funding in the coming years. They were keen to consult on the options for the 2 routes separately in the expectation that both could be funded, whilst recognising the need not to raise community expectations too far.

The Committee **agreed** to:-

1. note the findings of the Kemnay to Inverurie/Kintore Feasibility Report, dated June 2021;
2. instruct the Director of Infrastructure Services to undertake a public engagement exercise on the 6 options presented in the report. This engagement should present the options for the route between Kintore and Kemnay and the route between Inverurie and Kemnay separately; and
3. agree that the findings from the public consultation will be reported back to Area Committee in January 2022 with the intention of it selecting the preferred route(s).

8. EXTENSION OF 30MPH SPEED LIMIT – C120C CHAPEL OF GARIOCH

This item was withdrawn by Officers prior to the start of the meeting.

9. TENANT PARTICIPATION STRATEGY (2019-2029) UPDATE

A report from the Director of Infrastructure Services had been circulated updating the Committee on the progress towards the development of a new approach to tenant participation within Aberdeenshire following the approved amended Strategy (5 September 2019).

The Service Development Officer gave a detailed overview of the work being undertaken and responded to a number of questions from Councillors.

Councillors welcomed the update report and stressed the need to ensure that regular updates were provided to Councillors at a ward level. They were interested in the feedback from the roadshow and how many tenants had attended. They sought assurance that a range of methods of communication were being used to involve tenants and asked questions about a number of the projects that were ongoing. They sought assurance that tenants undergoing changes to their heating systems were being appropriately supported.

The Committee **agreed** to

1. note the progress made and challenges faced in the implementation of the Tenant Participation Strategy (2019-2029);
2. forward the following comments to the Communities Committee/Service Officers:-
 - a) Officers should endeavour to get tenants involved in discussions about the EESSH (Energy Efficient Standards for Social Housing) improvements at an early stage to ensure that any negative impacts can be mitigated.
 - b) The innovative way officers are reaching out to hard-to-reach groups was welcomed.
 - c) Suggest that tenants be involved in the Inverurie Networking Event run by the Community Council.
3. request that Officers provide the feedback and turnout for the Roadshows and support provided for tenants when changing heating systems, particularly around fuel poverty issues to the Committee; and
4. request that regular briefings in relation to the Tenant Participation Strategy be provided to Councillors on a Ward basis;

10. EQUALITY MAINSTREAMING AND OUTCOMES REPORT 2021

A report from the Director of Business Services was circulated presenting progress made towards meeting the Public Sector Equality Duty and seeking approval for the new Equality Outcomes for the next four years.

The Policy Officer explained that a considerable amount of work had been undertaken to get to the current outcomes. She said that Appendix 1 was still being developed, but

was intended to ensure that equalities was properly considered in policy development and planning. She confirmed that a wide ranging consultation had taken place to develop the equality outcomes in 4.6.6 of the report

Members pointed out that the outcomes detailed in 4.6.6 were largely immeasurable and whilst accepting that it would be challenging to establish measurable outcomes, that further consideration should be given to this. The Committee sought clarification on a number of elements of the report and provided a number of comments for consideration by Officers and sought further information regarding digital access, educational psychology support and staff wellbeing.

The Committee **agreed** to:-

1. note the progress made towards meeting the Public Sector Equality Duty as set out in the Equality Mainstreaming and Outcomes Report 2021 attached as Appendix 1 to the report;
2. provide the following comments on Appendix 1 to the report and paragraph 4.4.6 of the report;
 - a) Encourage Officers to continue to seek data regarding gender reassignment.
 - b) The gay/lesbian community is very different from the transgender community, does it make sense to separate these? How can the outcomes be achieved (particularly 5 and 6) without separate data for these communities?
 - c) Welcome the focus on violence against women.
 - d) Page 284, concerned about the language around period poverty, shouldn't be about "young people" it should be "women and girls". Concerned that the use of inclusive language becomes exclusive.
 - e) 4.6.6 – the outcomes provided are largely immeasurable. Further consideration should be given as to whether measurable outcomes are available.
 - f) 4.6.6 – the wording in bullet 6 requires further consideration as it has conflicting wording between the main text and the bullets.
 - g) Concerned about the wording of the first bullet point in 4.6.6 (6) where it could be read that you are looking at thought crime. Suggest that the wording "prevent future hate crime" may be more appropriate.
3. request that Officers provide the following information to the Committee:-
 - the number of pupils still without an appropriate device to undertake their learning;
 - the educational support referred to on page 284; and
 - the staff wellbeing referred to on page 285.

4. note that the Equality Mainstreaming and Outcomes Report will be considered by Full Council on 23 September 2021.

11. INFRASTRUCTURE SERVICES DIRECTORATE SUPPLEMENTARY PROCUREMENT PLAN – 2021/2022 – SUPPLEMENTARY ROADS SCHEME

A report from the Director of Infrastructure Services had been circulated presenting an additional Roads specific scheme for inclusion in the Infrastructure Services Directorate Procurement Plan for 2021/22.

The Committee **agreed**:-

1. to approve the item on the Supplementary Procurement Plan in Appendix 1; subject where necessary to additional funding being confirmed and note that these items will be added to the Area Procurement Plan 17 March 2021, item 5;
2. not to reserve the approval of the Procurement Approval Form for the scheme; and
3. to note that the relevant Chief Officer has the delegated authority to approve the Procurement Approval Forms and also to award the final contracts for the item on the Supplementary Procurement Plan.

Councillor Presiding over meeting

Print Name

Signature

Date

GARIOCH AREA COMMITTEE – 24 AUGUST 2021

APPENDIX A

PLANNING APPLICATIONS FOR DETERMINATION

5A. Reference No: APP/2021/0755

Full Planning Permission for conversion of existing bothy to form New Dwellinghouse and Associated Garage at The Bothy, Tillyshogle, Echt, Westhill, AB32 6XD

Applicant: Annie Kenyon Developments
Agent: Annie Kenyon Architects Ltd.

The Senior Planner explained that the redevelopment of the bothy was in close proximity to other developments of a steading and farmhouse and would result in a complex of 4 new dwellinghouses which would exceed the small scale development policy in the Local Development Plan. He confirmed that the design and materials were in keeping with the surrounding properties and that the proposal would result in the retention of a vernacular building. The Senior Planner explained that the information sought for condition 5 contained within the recommendation had been provided and this condition was no longer required.

Members sought clarification regarding water supply and access road materials.

The Committee **agreed:-**

- a) that the reason for departing from the Local Development Plan is that the proposal is considered to be an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside. The proposed restoration of Bothy and extension can easily be accommodated within a large brownfield site. The proposal is considered to be a sensitive restoration and extension of an existing Bothy with a former residential use that would otherwise fall into further dilapidation. There are no material considerations that would justify refusing the application.
- b) to grant Full Planning Permission subject to the following conditions:-
 1. The dwellinghouse hereby approved shall not be occupied unless its driveway, parking area and turning area have been provided and surfaced in accordance with the details shown on the approved plans. The first 5 metres of the access must be fully paved. The turning area will be 7.6m x 7.6m to enable vehicles movements onto or from public road to be in a forward gear. The access shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. 3 Parking spaces, surfaced in hard standing materials, shall be provided within the site in accordance with the Council's Car Parking Standards. Once provided, the access, driveway and parking areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

2. No other development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility splays measuring 2.4m x 45m to be formed on the east side and 2.4 x 90m on the west side of the junction of the vehicular access with the public road in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

3. No works in connection with the permission hereby granted, shall commence unless a lay-by has been provided and surfaced in accordance with the details shown on the plans submitted. The lay-by shall measure 8 metres by 2.5 metres with 45 degree splay and be formed at the frontage of the site and the proposed vehicular access is to be taken via this. Construction shall be to a standard appropriate to the location and must be agreed in advance with Infrastructure Services (Roads Development).

Reason: To ensure the existing road network can accommodate the traffic likely to be associated with the proposed development in the interests of road safety.

4. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area has been submitted to and approved in writing by the Planning Authority. The area shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. No dwellinghouse shall be occupied unless the refuse bin uplift store area has been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

5. (previously condition 6)
No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained;
- b) Protection measures for the landscape features to be retained;
- c) Existing and proposed finished levels;
- d) The location of new trees, shrubs, hedges, grassed areas and water features;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- f) The location, design and materials of all hard landscaping works including walls and fences;

- g) An indication of existing trees, shrubs and hedges to be removed;
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

6. The dwellinghouse hereby approved shall not be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the Planning Authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
 - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

7. The dwellinghouse hereby approved shall not be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage statement prepared by Cameron and Ross dated October 2020. The foul and surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

8. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no means of enclosure other than those detailed in the approved plans shall be erected on the site under the terms of Class 3E of Schedule 1 to that Order without an express grant of planning permission from the Planning Authority.

Reason: In the interests of the character and appearance of the development.

5B. Reference No: APP/2021/1009

Full Planning Permission for erection of building for use as restaurant (Class 3) and hot food takeaway (Sui Generis) and installation of electric vehicle charging bays at Unit 3C, Westpark Drive, Blackburn, Aberdeenshire, AB21 0BU

Applicant: South Fornet Estates Ltd
Agent: Ryden LLP

The Senior Planner explained that the application was a departure from policy as the proposed use class did not adhere to the employment designation for the land in the Local Development Plan. However, he confirmed that this site already had planning permission for a retail use and that an adjacent site housed a Starbucks facility. He confirmed that the applicants had provided supporting information to evidence that the site had been marketed for employment use without success and that the size of the site also made it less attractive for this use. The Senior Planner confirmed that the Planning Service was content that the loss of employment land would not be significant and would not materially impact on the land supply for business use in the area. He confirmed that the materials and design were acceptable and that consultees had no objections.

Members asked if signage formed part of the application. The Senior Planner confirmed that there was no signage proposed, but that this would require separate

advertisement consent if signage was needed. Members sought clarification about the amount of parking proposed. The Senior Planner confirmed that 13 spaces plus 1 disabled space were linked to the building with a further 8 electric vehicle charging spaces.

Some Members were aware of traffic issues that had be caused by the Starbucks development and questioned whether the additional traffic created by the development would result in further issues. The Roads Development Manager explained that although there may be key times where the development was busier, the small scale nature of the proposals were not considered to have a significant impact on the access road.

The Committee **agreed**:-

a) that the reason for departing from the Aberdeenshire Local Development Plan 2017 is that the proposed development is considered an acceptable departure from Policy B1 Employment and business land of the Aberdeenshire Local Development Plan 2017, as the submitted marketing information and supporting statement can justify a modest loss of employment land at this site for alternative uses, and the proposal would be entirely compatible with the existing neighbouring land uses. The proposal complies with all other relevant policies, as the layout, siting and design of the development would be in keeping with the character of the locality and would not have any adverse impact on the amenity of the surrounding area; and the proposed infrastructure provisions are acceptable to the scale of the development.

b) to grant Full Planning Permission subject to the following conditions:-

1. No other development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 25 metres in both directions along the channel line of the public road has been provided from a point 2.5 metres measured at right angles from the existing edge of the carriageway surface along the centre line of each approved new access in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter, and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

2. The development hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the approved plans as detailed below, and shall thereafter be permanently retained as such:

- (a) The maximum gradient of the first 5m of the new access must not exceed 1 in 20.
- (b) First 5m of access (measured from edge of road or back of footway) must be fully paved.
- (c) Off street parking for 13 cars, surfaced in hardstanding materials, shall be provided within the site.

Reason: In the interests of road safety and to meet the Council's standards as contained in the Aberdeenshire Local Development Plan as to ensure the development is provided with an adequate access.

- 3. The building hereby approved shall not be erected unless an Energy Statement applicable to it has been submitted to and approved in writing by the Planning Authority. The Energy Statement shall include the following items:
 - a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
 - b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

- 4. The development hereby approved shall not be occupied unless all of its associated means of enclosures have been provided in accordance with the approved plans. Once erected, the approved means of enclosure shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interests of the visual amenity of the area.

- 5. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

- 6. Wastewater from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not

be disposed of via private means without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

7. Prior to completion of the unit hereby approved, a litter collection policy and plan for the development shall be submitted to and approved in writing by the Planning Authority. All the measures identified in the approved policy and plan shall be in place and fully operational before the premises are open to members of the public. Thereafter, the premises shall not operate other than in complete accordance with the approved litter collection policy and plan.

Reason: In the interests of the amenity of the surrounding area.

8. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority.

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained.
- b) Protection measures for the landscape features to be retained.
- c) Existing and proposed finished levels.
- d) The location of new trees, shrubs, hedges, grassed areas and water features.
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- f) The location, design and materials of all hard landscaping works including walls, fences, gates.
- g) An indication of existing trees, shrubs and hedges to be removed.
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.